



## REDMOND PLANNING COMMISSION

Sherri Nichols, Chair | Susan Weston, Vice-Chair  
Angela Nuevacamina | Denni Shefrin | Tara Van Niman  
Aparna Varadharajan | Jeannine Woodyear

# MEETING MINUTES

## REDMOND PLANNING COMMISSION MEETING

**Wednesday, June 14, 2023 – 7:00 p.m.**

### 1. Call to Order & Roll Call – 7:00p.m.

Commissioners present: Chair Sherri Nichols, Vice-Chair Susan Weston, Tara Van Niman, Angela Nuevacamina, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear

Commissioners excused: n/a

Staff present: Seraphie Allen, Caroline Chapman, Odra Cardenas, Jeff Churchill, Glenn Coil, Chris Wyatt.

Recording Secretary: Carolyn Garza, LLC

### 2. Approval of the Agenda

- *Motion to approve by Vice-Chair Weston, seconded by Comm. Aparna; unanimous.*

### 3. Approval of Planning Commission Meeting Minutes and Summaries

- [May 24, 2023 Meeting Summary](#)
- *Motion to approve by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.*

### 4. Items from the Audience

- Tom Markl, CEO of the Nelson Legacy Group, 16508 Northeast 79<sup>th</sup> Street, Redmond, stated having been in business in Redmond since 1952. Mr. Markl stated that a company lawyer had spoken at a previous Public Hearing and written a letter regarding the violation of Washington Law being made by the city to create the Downtown Pedestrian and Overlake Urban Pathway systems. The systems are in current code, but objection stops the entitlement process, stopping development projects with fixed exercise date purchase options and costing Developers a lot of money. The process and appeal take so long that the Developer option on the land lapses and the Developer loses everything invested into the project. By failing to initially appeal, the Developer loses all rights in the future for a day in court. The city is violating the Laws of Washington and plans to continue to do so in new code. If the City wishes to have an Overlake Urban Pathway and a Downtown Pedestrian

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System, the city should acquire the land according to Washington Law only. Mr. Markl requested that the Overlake Urban Pathway and Downtown Pedestrian System requirements be struck from the new code, asked that the City Attorney review the submitted letter from counsel, and asked that the City Attorney be invited to a future meeting to explain conclusions.

**5. Redmond 2050 - Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element and PARCC Plan (Public Hearing and Study Session):**

The Planning Commission will hold a **Public Hearing** on the updated PARCC Element and PARCC Plan and will continue discussions on this topic as needed.

Attachments: [Memo](#)  
[Attachment A - Technical Committee Report with Exhibits](#)  
[Attachment B - Presentation Slides](#)

Staff Contacts: [Caroline Chapman](#), Parks Planning Mgr. 425-556-2442  
[Glenn Coil](#), Senior Planner 425-556-2742

Public Hearing: An overview was presented by staff. Chairperson Nichols opened the Public Hearing.

- **Mr. Justin Bruening**, 15654 Northeast 93<sup>rd</sup> Way, Redmond, stated that regarding trails and access for all there needs to be more connections through the city where the Central Connector does not run. Safety is a concern getting onto the trail currently, and the best answer could be more separated bicycle lanes running perpendicular to the main trail. Building more raised crosswalks, like 160<sup>th</sup> Avenue Northeast next to Trader Joes, could also be helpful.
- **Ms. Anya Biryukova**, 15654 Northeast 93<sup>rd</sup> Way, Redmond, suggested that Dudley Carter Park be added as a dog park option as current options are sub-optimal. There are some suburban dog park options that may not make sense because suburban households usually already have large yards for dogs. Suburban residents are also already used to driving to downtown dog parks. Another option, Anderson Park, is focused on people with rentable cabins, playground, and trees, and not optimal. Dudley Carter feels underutilized and possibly a good choice to convert, being walkable as Luke McRedmond Park is currently. Ms. Biryukova also asked for more trees, specifically shading sidewalks for summer temperatures and pedestrians.
- **Mr. David Haines**, 15301 Northeast Turing Street, Overlake, spoke regarding gravel, dusty parking lots and asphalt roads through parks such as Marymoor. A toxic laziness of the modern wheel makes traveling to parks uncomfortable due to dust. There should be less dumpsters around the Marymoor berm currently like a barrier. Twenty-first century quality homes, commercial buildings and schools are needed that do not rely on a motor vehicle to pull up to the front. Overlake is an example of the consequence of concrete and asphalt. High-beam headlights shine into restaurants. By 2050, asphalt and concrete around trees should be eliminated. The issue of high property values and mortgages were also mentioned.

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- There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open.

Study Session:

Vice Chair Westin stated that the Redmond Bike Park was not called out in the list of parks and that this should be updated. There was a list of centers and facilities on page 81 that was a better representation than simply the five centers. The Art Studio at Grasslawn is an amazing space but underutilized, possibly because of the COVID-19 emergence. Updating lists so that underutilized structures will be highlighted would be good practice.

Commissioner Aparna stated not seeing a clear way for more play structures, which would court younger residents, and more equitable access should be discussed. Food trucks around each of the parks, essentially creating neighborhood watering holes in warmer months, should be explored. Saving native trees with changing temperatures to avoid a die-out should be addressed.

Commissioner Van Niman asked how development of parks as a goal, with community involvement, will be accomplished. Ms. Chapman replied that for any Master Plan or redevelopment or design there is outreach. Commissioner Van Niman clarified that stated language for implementation and not design was the question, specifically for volunteering youth groups. Ms. Chapman stated that references can be researched, and that the partnership lense is currently being examined, in example, an Eagle Scout project. Commissioner Van Niman stated that plantings are a good community involvement activity, a connection and stronger sense of ownership for people. Ms. Chapman replied that the subject is part of Building Strong Communities, partnerships for developments in implementation and resources. Commissioner Van Niman stated that Bellevue has projects organized and available immediately. Ms. Chapman replied that the topic was discussed by staff as recently as today.

Vice Chair Westin stated that public art that provides background information on the artist and why the piece was chosen for display versus developer introduced art with no story or identification posted affects interest. Ms. Chapman replied that not all art is public art, processed through the Arts Commission, but that standards are being developed for what has been approved by the Arts Commission. Vice Chair Westin stated that art has been signed off on to be included but not by the Arts Commission should have more information posted as well. Chairperson Nichols stated that Developers should be made aware of Best Practices for presenting art. Commissioner Nuevacamina stated that constant feedback has been that being able to read stories of the artists and pieces create more sense of community because of the human connection.

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Commissioner Aparna stated indoor community spaces in the future should not be for a single use only, becoming the indoor watering holes for neighborhoods.

Commissioner Nichols stated that another Study Session would be needed.

**6. Redmond 2050 - Economic Vitality Element (Public Hearing and Study Session):**

The Planning Commission will hold a **Public Hearing** on the updated Economic Vitality Element and will continue discussions on this topic as needed.

Attachments: [Memo](#)  
[Attachment A - Technical Committee Report with Exhibits](#)  
(this is the same Technical Committee Report as for the PARCC Plan and PARCC Element)  
[Attachment B - Issues Matrix](#)  
[Attachment C - Puget Sound Regional Council Comments on Economic Vitality Element](#)  
[Attachment D - Presentation Slides](#)

Staff Contact: [Glenn Coil](#), Senior Planner 425-556-2742

Public Hearing: Mr. Coil presented the Economic Vitality Element. Chairperson Nichols opened the Public Hearing.

- **Mr. Justin Bruening**, 15654 Northeast 93<sup>rd</sup> Way, stated that regarding zoning codes, areas should be expanded in which people can build additional density further from the Downtown area. This would assure that there are commercial options available in those areas. Incentives for live-work units should also be included.
- There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open.

Study Session:

Mr. Coil stated that the first Matrix issue was regarding business districts and neighborhood-based businesses. Commissioner Aparna stated that splitting the issue up is a good idea, slightly different in purpose, but regarding EV-16 verbiage, extra words were proposed in the middle, *support and incentivize neighborhood business to revitalize neighborhoods and communities, and enhance walkability*, adding the word *revitalize* as a way of activation. Commissioner Nuevacamina stated being in support of rewording. Commissioner Aparna stated that revitalization is not only achieved by walkability, and Commissioner Nichols replied that complete neighborhoods should be promoted. Vice Chair Westin stated that *walkability* should be struck, as this is an outcome of a complete neighborhood. [The Microphones of Commissioner Aparna and Commissioner Woodyear lost volume.] Commissioner Woodyear stated that a complete neighborhood also would include safe bikeability, particularly around schools. Mr. Coil stated that walkability and bikeability are viable where a motorized vehicle is not always necessary to reach amenities. Commissioner Aparna spoke but the

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microphone lost volume. Mr. Coil replied that there are different definitions, but the general concept is for a tighter geographic basis. Commissioner Nuevacamina asked for clarification regarding micro-business and small business. Mr. Coil replied that in the Town Center update, a small business is defined as a company with three or less locations in Snohomish, King, or Pierce Counties. Other definitions are being examined. Commissioner Nuevacamina asked if revenue and employees are considered as the definition is loose. Mr. Coil replied that the subject would be researched, and Chair Nichols replied that because a company that is not public may not share revenue information. Commissioner Aparna stated that the issue could be closed.

Mr. Coil continued to the next issue, Smart Cities. Commissioner Aparna suggested adding verbiage, *evaluate and implement community-wide innovations*. Chair Nichols stated being satisfied either way. Vice Chair Westin stated that protecting the safety, security and privacy of residents as new technologies are developed is important to include. Commissioner Nuevacamina stated being in favor of the comment by Vice Chair Westin and stated that most of the cities mentioned in the article referenced in the presentation by Mr. Coil have very different social structures than in the United States. Chair Nichols replied that in the United States there are Smart City technologies that do not protect privacy, such as magnetic license plate readers, that goal being to directly tie the license plate to a person. Vice Chair Westin stated that people have a visceral reaction to privacy and that the security piece is also important; Redmond could be opening to an enormous amount of risk and expense and that new technologies need to be thought through prior to adoption. Commissioner Woodyear stated being a proponent of security and privacy and that this is an opportunity to be declarative. Commissioner Woodyear asked if there are examples of cities that allow residents to opt-out of certain elements. Chair Nichols replied that the focus should be on innovations and not Smart Cities, problem solving and not technology for the sake of technology; when people and not wells, in example, are monitored, privacy and security become high-risk. Collected data for one purpose should not be used for other purposes later. Commissioner Nuevacamina stated that implementation prior to knowing ethics and sustainability would be technology for the sake of technology. Chair Nichols stated that the issue should remain on the matrix.

Vice Chair Westin asked, regarding EV-1, if *cities* could be changed to *the cities*; regarding EV-18, that a period be added after *culture* and verbiage changed to *help small businesses thrive by fostering the creation of business districts*; and regarding EV-19, that *and supports economic vitality* could be changed to *support*, and asked if the long sentence can be shortened. Finally, EV-24, a comma after *business*.

Commissioner Aparna asked if maintaining an Economic Development Strategic Plan has been done in the past. Mr. Coil replied that supporting the Plan has not been addressed in the past. Commissioner Aparna asked if there would be more details regarding neighborhood businesses, and Mr. Coil replied yes. Commissioner Aparna asked if the Plan would tie into a city budget with line items, and Mr. Coil replied

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potentially, if programs are adopted. The Plan would also identify different funding sources such as private partnerships and grants, to be determined.

Chair Nichols stated that one email had been received today from OneRedmond in support of the Economic Vitality Element and with a comment regarding wording. Mr. Coil replied that the comment may be covered already but will be researched. The email was sent to Commissioners and will be included in the Planning Commission report for Council.

Chair Nichols reiterated that another Study Session will be needed, and that written Public Hearing comment remains open.

**7. Redmond 2050 - Utilities Element, Capital Facilities Element, Natural Environment Element, and Participation, Implementation, and Evaluation (PIE) Element (Study Session)**

Staff will introduce the first drafts of the Utilities; Capital Facilities; Natural Environment; and Participation, Implementation, and Evaluation Elements for Planning Commission review and discussion.

Attachments: [Memo](#)  
[Attachment A - Participation, Implementation and Evaluation Policies - Draft 1](#)  
[Attachment B - Capital Facilities Policies - Draft 1](#)  
[Attachment C - Utility Policies - Draft 1](#)  
[Attachment D - Natural Environment policies - Draft 1](#)  
[Attachment E - Presentation Slides](#)

Staff Contact: [Odra Cardenas](#), Planner 425-556-2439  
[Glenn Coil](#), Senior Planner 425-556-2742

Study Session:

Ms. Cardenas gave the PIE Element presentation.

Regarding the PIE element, Vice Chair Westin stated that open government and information, available and published publicly, should be preserved. Ms. Cardenas replied that the issue is addressed in PI-3 but can be made more explicit. Vice Chair Westin asked if the issue could be made stronger, as Redmond does a very good job. Vice Chair Westin asked if Policies 10 and 11 should be merged. Ms. Cardenas replied that the policies will be reviewed. Vice Chair Westin asked if the word *encourage* could be removed from Policy 19 and Ms. Cardenas replied that the subject is regarding the applicant and not regarding public participation. Vice Chair Westin asked for clarification regarding staff time reimbursement, PI-22. Ms. Cardenas replied that the policy will be reviewed, and information can be provided on fees in the past.

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Commissioner Nuevacamina stated that in PI-2, *people of color* needs the letter c capitalized.

Chair Nichols stated that PI-6 would parse better without the comma following *techniques*. Commissioner Woodyear suggested removing *use of*.

Mr. Coil continued with the Capital Facilities Element.

Vice Chair Westin stated that earthquakes should still be mentioned in CF-2.5. Mr. Coil replied that the issue can be added to the Issues Matrix and that the policy addresses all resiliency and response to all hazards including climate change. Vice Chair Westin stated that specific scenarios such as landslides and liquefaction should be pulled into new policy.

Commissioner Aparna stated that longevity and robustness of infrastructure needs to be mentioned in CF-2, stressing the idea that resilience includes choosing materials and design for a variety of conditions, and that the big picture should be acknowledged. Commissioner Aparna referenced the Envision Infrastructure Credentialing System for language. Commissioner Aparna asked if CF-15 includes the concept of co-location agreements for facility sharing in centers, and Mr. Coil replied separate, although this would be checked.

Vice Chair Westin asked if there is a need for a Policy regarding maintenance of Capital Facilities, and Mr. Coil replied that the issue can be examined and referenced verbiage on page one.

Commissioner Nuevacamina asked Commissioner Aparna if CF-19 might address co-location concerns, and Commissioner Aparna replied but the microphone was inaudible. Mr. Coil replied that CF-19 meets the RCW requirement, identifying lands for public purposes. Commissioner Aparna stated that regulatory agencies are addressed but that public private partnerships are unclear. Mr. Coil reiterated that the issue would be researched.

Chair Nichols asked what the source of the standard transportation time for fire and medical calls in the city in CF-6 is. Mr. Coil replied directly from the Fire Department. Chair Nichols asked for the source the Fire Department used. Mr. Coil replied that there is a Fire Functional Plan that came to the Planning Commission in 2022, with level of service concepts that determine the number of facilities needed. Chair Nichols stated having difficulty finding a standard beyond the Fire Department. Mr. Coil replied that the issue would be researched.

Commissioner Nuevacamina asked for clarification regarding Police Protection, CF-6, meeting community expectations, which sometimes can be unreasonable. Mr. Coil

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replied that the Police Department would be followed up with. A discussion regarding standards and language occurred.

Vice Chair Westin asked for clarification regarding the structure of CF-6. Mr. Coil replied that CF-6 is one policy but with sub-bullets for each functional area in the city. Vice Chair Westin suggested using a format of CF-6.1, 6.2, for ease of location. Commissioner Aparna stated that if existing Policy and draft Policy text columns were made larger, the number of pages could be consolidated.

Commissioner Aparna asked for further clarification regarding CF-16 and Mr. Coil replied that the Policy is specifically written regarding impact fees and exemptions, also written into State Law. Commissioner Aparna asked if impact fee exemptions would be in addition to other incentives, and Mr. Coil replied that impact fees are a separate line of funding, related not to incentives but to growth related impacts. Commissioner Aparna asked if points for incentives and waived impact fees can be two benefits given together. Mr. Coil replied potentially, and that the issue would be researched.

*(5-minute break)*

Mr. Coil continued with the Utilities Element.

Commissioner Aparna stated that, regarding UT-83, that internet service, digital infrastructure and resilience, and access for all should be spelled out further, with equity in mind. Mr. Coil replied that how telecommunication is defined is an issue, and that the issue would be researched.

Vice Chair Westin asked for clarification regarding the level of aggressiveness of State Law and the city toward growth-related infrastructure, UT-7. Mr. Coil replied that the answer will be researched and brought back.

Vice Chair Westin asked if Regional Stormwater Facilities as preferred infrastructures will be adequate for growth, UT-37. Mr. Coil replied that the answer will be researched with Stormwater. Vice Chair Westin stated that recently there have been events in Seattle when stormwater has been flushed into bodies of water and stated being uncomfortable with facilities not sized to fit growth. Mr. Coil replied that the Seattle system is older and in some places stormwater and wastewater are still combined; Redmond has fully separated stormwater and wastewater systems, but during extreme precipitation, facilities could still become overwhelmed, and the issue will be clarified. One of the highest priorities of Redmond Stormwater is to prevent overflow into rivers, streams, and Lake Sammamish.

Vice Chair Westin stated that UT-86 should be kept as Amateur Radio Services participates critically with, in example, the Cascadia Rising Drill, and that Redmond



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should not become a dark spot in the network. Mr. Coil replied that the policy is utility focused and not related to Citizens Band radio and emergency radio, under the Emergency Management Program. Vice Chair Westin stated that the policy is regarding infrastructure, antennas, for the group to operate in Redmond.

Vice Chair Westin stated that, regarding UT-87, Redmond should have excellent cell phone coverage with towers thoughtfully placed and questioned faux tree towers. Mr. Coil replied that a property with a faux tower tree in question is located on WSDOT property. Commissioner Aparna stated that the policy could be struck. Chair Nichols replied that there are physical requirements for cell phone coverage. Vice Chair Westin stated that in Rose Hill, there is a huge cell phone tower that is almost invisible infrastructure like electrical poles, and camouflaged towers tend to stand out more. Commissioner Nuevacamina stated that Perrigo Park and some schools still needs better cell service. Vice Chair Westin stated that the concern had been heightened in the 1990s but was not at the same level of concern in 2023. Co-location should be encouraged.

Vice Chair Westin stated that minor questions regarding, in example, grammar or punctuation, could be emailed to Mr. Coil. Mr. Coil replied that these would be followed up on with more detail.

Vice Chair Westin proceeded with the questions and asked for clarification regarding wording in UT-3, *reducing demand*, that may be better expressed with *find opportunities to conserve*. Mr. Coil replied that *demand* is an industry term.

Vice Chair Westin asked if UT-13 and UT-14 might be combined, and Mr. Coil replied that combination had been proposed but there were issues related to underground; detail would be brought back.

Vice Chair Westin asked for clarification regarding the word *decant*, UT-50. Mr. Coil replied that the word is an industry term and staff has asked that *decant* be retained. The industry definition was read by Chair Nichols. Vice Chair Westin asked if the noun-string could be broken down and Mr. Coil replied that the issue would be brought back.

Vice Chair Westin asked if the noun-string could be broken down in UT-53 for clarity, changing *behavior change focused outreach* to *outreach to change behavior*, and Mr. Coil noted.

Vice Chair Westin asked if *grammar that sets* could be changed to *grammar, to set*, UT-55. Mr. Coil noted.

Vice Chair Westin asked that actions be listed first and details after in a new Policy, UT-61. Commissioner Aparna stated that language implies that Puget Sound Energy will

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be the energy provider until 2050, and that the door should be left open for alternatives. Mr. Coil replied that UT-58 and UT-59 do not call out Puget Sound Energy specifically, rather *energy service providers*. Vice Chair Westin stated that UT-61 does specifically mention Puget Sound Energy. Commissioner Aparna stated that there are many new models coming in, the reality of energy markets going forward, and that *in conjunction with potential other plans*, in example, might be used instead. Micro-grids should be encouraged. Mr. Coil replied hearing that stronger language supporting other energy providers was needed and Commissioner Aparna agreed. Mr. Coil stated that staff would investigate any legal or franchise agreements.

Chair Nichols asked for clarification regarding UT-5. Mr. Coil replied that Redmond is at the point where there is no longer much unannexed land remaining within the Growth Management Act (GMA) and the Policy provides a legal basis, related to septic in example.

Mr. Coil stated that the Natural Environment Element would be presented at the next meeting. Commissioner Aparna asked if issues regarding the Natural Environment Element could be emailed to Mr. Coil for the matrix right away, and Mr. Coil replied yes.

## **8. Staff & Commissioner Updates**

Updates and discussion only. No action will be taken at this time.

The next Planning Commission meeting is Tuesday, June 27, 2023, a joint meeting with Council. Note that the plan and process is by council staff. Follow up with Mr. Coil if information is not received from council staff. Be present at Council Chambers at 7:00 p.m.

A regular meeting will be held on June 28, 2023, with continued study sessions. Ms. Frey will be the liaison.

On July 12, 2023, there will be a Public Hearing on the Sensors Element, as well as possible recommendations for Parks and Electric Vehicles (EV).

Saturday, July 15, 2023 is Redmond Derby Days and Commissioner volunteers are being looked for to staff a booth with Council members. Please respond to Mr. Jason Brown, liaison, if interested.

A regular meeting will be held Wednesday, July 26, 2023.

In the third quarter, Mr. Lefcourte will rotate back as Planning Commission liaison during July, August, and September.

Staff would like feedback on communications to the Commission. Commissioner Aparna replied that communication is working very well and thanked staff for promptness. Vice Chair Westin stated agreement.

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Vice Chair Westin stated that a list of Planning Commission meeting dates for the rest of the year would be helpful. Mr. Coil stated that meetings are generally the second and fourth Wednesdays, but days in November and December will switch due to holidays. Chair Nichols replied that online, Topics Under Review on the Planning Commission page has an extended agenda. Vice Chair Westin replied that the extended agenda is three-months only and asked for more information for planning purposes. Mr. Coil replied that an attachment can be provided at the next meeting with dates for the remainder of the year. Teams invites are not sent out for the entire year due to potential unforeseen changes.

Chair Nichols encouraged everyone to volunteer for Derby Days with Council or at the Redmond 2050 table.

Chair Nichols stated having been to the new Together Center and being impressed.

**9. Adjourn – 9:33 p.m.**

- *Motion to adjourn by Vice-Chair Weston, seconded by Comm. Aparna; unanimous.*

**Minutes approved on:**

**July 12, 2023**

**Planning Commission Chair**

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